

ADAMS COUNTY  
BOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
DECEMBER 18, 2013

Chairman Bob Beaver called the Adams County Board of Adjustment meeting to order at 9:30 A.M. with the following members present; Tom Feller, Vice-Chair; Cathy Croke, Secretary; and Bob Krause. Bob Benkowski was absent. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Cathy Croke made a motion to approve the Agenda as noticed. Bob Krause seconded the motion. All in favor. Motion carried. Public Hearings: Jay A. & Maureen M. Unora – Variance request under Section 5-6B.04© of the Adams County Comprehensive Zoning Ordinance and Section 10-4A.01© of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow an addition to a single wide manufactured home at a setback of 48’ to the centerline of a town road on property located in Pt of Gov’t Lot 3, Section 11, Township 15 North, Range 7 East, Lots 19-22, Crystal Beach Subdivision, aka Lot 3, CSM 3175 at 269 North Shore Drive, Town of Jackson, Adams County, Wisconsin. DNR had no comment regarding the request; Joe Miller of Wolf Lake Association had no objections; adjacent owner, Fred Mess objected because of water runoff and property value issues. Stan Nelson, builder represented the Unora’s and explained the request. Pictures were presented. Discussion was held regarding reducing the deck width in one area thereby increasing the setback. Bob Beaver made a motion to approve the variance with the stipulation that where required by a variance, the width of the deck shall not exceed four (4) feet and the stairs must be placed on the west side of the deck. Cathy Croke seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Addressing Chairman Bob Beaver, Bob Krause stated that he would reclude himself from the next hearing because he is on both the New Haven Plan Commission and Lake Mason Management District. Randall F. Atkinson - Special Exception permit under Section 10-5A.01 (I) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow a fish farm including sales on property located in the NE ¼, NE ¼, Section 27, Township 14 North, Range 7 East, Lot 6 of New Haven Assessor’s Plat #1 at 4002 3<sup>rd</sup> Avenue, Town of New Haven, Adams County, Wisconsin. Input by Town Board was tie vote therefore failed. Planning Commission and Lake Management District have concerns about amount of water to be extracted, discharge of wastewater into a stream which ends up in Lake Mason. Comments received from the DNR that petitioner should indicate any wetlands that may be present on property and if so, work with DNR and Army Corp of Engineers for permits and approvals. Mr. Atkinson presented his operation plan and written answers (from DNR, DATCP and Mr. Atkinson) to questions posed by the Township and explained that this project is a pilot and will also be a demonstration facility. It will also be used for support and advisory for the conversion of other unused silo and barn facilities into aquaculture operations.

Cathy Croke made a motion to recess. Tom Feller seconded the motion. All in favor. Motion carried.

RECESS:                    11:40 A.M.  
RECONVENE:            11:48 A.M.

Further discussion of the Atkinson Special Exception request ensued with a concern about oversight and whether the discharge can be monitored by someone other than just the petitioner. Phil McLaughlin stated that certainly the Board can put conditions on the permit to have the discharge monitored. Bob Beaver made a motion to grant the request with the condition that the temperature, oxygen and nutrient levels in the wastewater are monitored weekly and the results from such be sent to the Adams County Land and Water Department quarterly, and the proposed settling basin location be moved to meet a 75' setback from the centerline of the road. The existing barn and silo are allowed to remain in their current locations. Cathy Croke seconded the motion. Roll Call Vote: 2 – Yes. 1 – No. (Feller) Motion carried.

Chairman Beaver closed the Public Hearing portion of the meeting.

Minutes: Phil McLaughlin presented the Board with the minutes from the November 20, 2013 meeting for their review. Cathy Croke made a motion to approve the minutes as presented. Bob Beaver seconded the motion. All in favor. Motion carried

Correspondence: None.

The next Board of Adjustment Meeting will be January 15, 2014 at 9:30 A.M.

Cathy Croke made a motion to adjourn. Bob Beaver seconded the motion. All in favor. Motion carried.

ADJOURNED: 12:15 A.M.

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Bob Beaver, Chair

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Tom Feller, Vice-Chair

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Catherine Croke, Secretary

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Bob Krause

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Robert Benkowski

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Cathy Allen, Recording Secretary

**THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.**